

251, 3000 Marda Link SW
Calgary, Alberta

MLS # A2310335



\$349,900

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	699 sq.ft.	Age:	1999 (27 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home		

Inclusions: Light Fixtures, Window Coverings

Set in The Courtyards at Garrison Woods, just steps from the shops, cafés, restaurants, and everyday buzz of Marda Loop, this one-bedroom condo offers an easy, elevated lifestyle in one of Calgary’s most loved inner-city communities. The layout is open and comfortable, with the kitchen, dining area, and living room flowing together in a way that feels both practical and inviting. The kitchen is finished with stainless steel appliances, quartz countertops, a stylish backsplash, updated hardware, and a breakfast bar, with plenty of room to support your culinary adventures. The living room is anchored by a corner gas fireplace and opens onto a private balcony with a natural gas BBQ hookup. The bedroom is generously sized, with room for full furnishings and a walk-through closet that connects to the 4-piece bathroom. Vinyl plank flooring, updated light fixtures, in-suite laundry, secured underground parking, and a storage locker add the kind of everyday function buyers appreciate. The building also offers an impressive list of amenities, including an indoor pool, fitness facility, recreation area, car wash, and guest suites — all in a location where coffee, dinner, errands, and a great night out are right outside your door.